LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47442DBR49 Price: 314 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (295 000 EUR without fees)

**Beautiful restored 2/3 bedroom house which currently has a successful campsite in extensive grounds.**















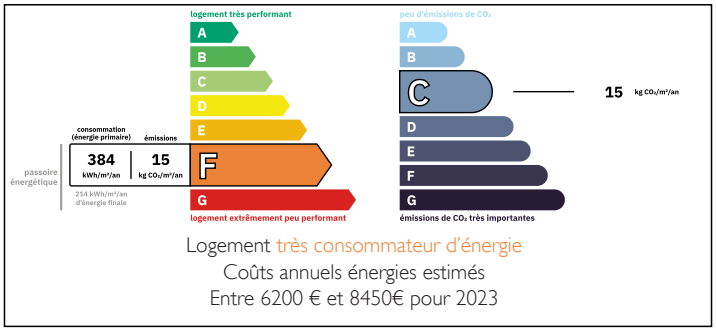

## INFORMATION

| | |
|---|---|
| Town: | Mouliherne |
| Department: | Maine-et-Loire |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 181 m2 |
| Plot Size: | 15277 m2 |

## IN BRIEF

Situated in a lovely wooded area between Vernantes and Mouliherne. All commerces are within easy distance. Saumur and the other attractions of this beautiful part of the Loire Valley are easily accessed from its central location. Equidistant between Angers and Tours, TGV to Paris and Bordeaux and scheduled flights from Tours as well as excellent road links make this a very desirable location. Car Ferry from Caen is less than 3 hours by car.

## ENERGY - DPE




Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 6200 € et 8450€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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## LOCAL TAXES

**Taxe habitation:** **890 EUR**

## NOTES

## DESCRIPTION

This is a fantastic property in an idyllic location. The current owners use the extensive grounds offering camping à la ferme and they also have 2 high quality "glamping" units, as well as spaces for camping and motorhomes, which any potential new owner could continue to exploit.

The accommodation comprises the following:

Main house is a beautifully and tastefully restored farmhouse retaining many original features. Large fitted kitchen approx 40 m2, dining room with insert wood burning stove approx 36m2, fabulous sitting room with insert wood burning stove.

The stairs to the first floor rise from the kitchen to a large landing giving access to the main bathroom. Bedroom 1 is very well appointed and beautifully decorated. And the second bedroom has a secret door to the en-suite shower room.

There is a second "maison d'amis" which although currently habitable is in need of renovation and presently comprises a living/kitchen and 1 bedroom with a WC and sink, a small storage room leading to a laundry/shower room. It has it's own small enclosed front garden.

There are various outbuildings accessed from the front of the property used as storage and workshops.

To the rear there is an outside WC and 2 shower rooms with WC's for use by campers. The quality of decor and finish is lovely. The farmhouse rear garden. Is private with an above ground plunge pool and bbq area.

The extensive grounds extend to nearly 4 acres and have been cleverly laid out to create a balance...